

057.0

Map

0003

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 817,500 /

USE VALUE: 817,500 /

ASSESSed: 817,500 /

Total Card /

Total Parcel

817,500

817,500

817,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BUCK M SANDRA

Owner 2:

Owner 3:

Street 1: 28 FOREST ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02476

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7763.000	360,500		457,000	817,500
Total Card	0.178	360,500		457,000	817,500
Total Parcel	0.178	360,500		457,000	817,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		327.52	/Parcel: 327.5

Legal Description

User Acct

37882

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 057.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	360,600	0	7,763.	457,000	817,600	817,600	Year End Roll	12/18/2019
2019	104	FV	325,600	0	7,763.	463,600	789,200	789,200	Year End Roll	1/3/2019
2018	104	FV	325,600	0	7,763.	346,000	671,600	671,600	Year End Roll	12/20/2017
2017	104	FV	304,800	0	7,763.	313,400	618,200	618,200	Year End Roll	1/3/2017
2016	104	FV	304,800	0	7,763.	300,300	605,100	605,100	Year End	1/4/2016
2015	104	FV	252,800	0	7,763.	254,600	507,400	507,400	Year End Roll	12/11/2014
2014	104	FV	252,800	0	7,763.	241,600	494,400	494,400	Year End Roll	12/16/2013
2013	104	FV	263,200	0	7,763.	229,800	493,000	493,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15780-220		9/1/1984		82,725	No	No		N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,763 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1920, having primarily Vinyl Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Inspected	BS	Barbara S
9/7/2018	MEAS&NOTICE	BS	Barbara S
3/16/2000	Inspected	264	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7763		Sq. Ft.	Site		0	70.	0.84	5									457,024						457,000	

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

ARLINGTON

APPRaised: 817,500 /

USE VALUE: 817,500 /

ASSESSed: 817,500 /

Total Card /

Total Parcel

817,500

817,500

817,500

PRINT

Date

Time

12/10/20

19:51:30

LAST REV

Date

Time

07/25/19

10:03:02

apro

4890

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Sign:

VERIFICATION OF VISIT NOT DATA

/

/

/

Total AC/HA: 0.17821

Total SF/SM: 7763

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 457,024

Spl Credit

Total: 457,000

